

**ORDINANCE NO. 20200206-071**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1408, 1410, 1414, 1416, AND 1418 EAST 51<sup>ST</sup> STREET IN THE UNIVERSITY HILLS/WINDSOR PARK NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LO-V-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0123, on file at the Planning and Zoning Department, as follows:

Being all of Lots 11 and 12 of Ridgetop Gardens, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 50, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1408, 1410, 1414, 1416, and 1418 East 51<sup>st</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Drive-in service use is prohibited as an accessory use to commercial uses.
- B. The following uses are not permitted uses of the Property:

Automotive rentals

Automotive sales

Bail bond services

Funeral services

Pedicab storage and dispatch

Automotive repair services

Automotive washing (of any type)

Drop-off recycling collection facility

Pawn shop services

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

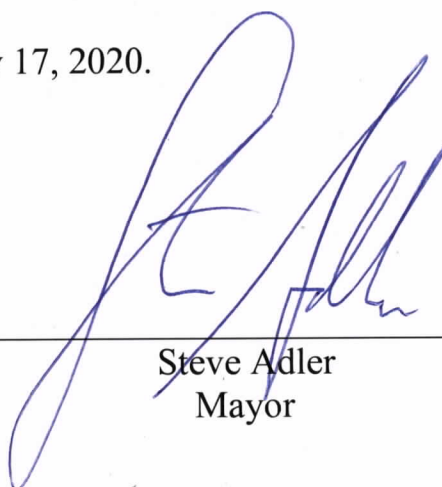
**PART 4.** The Property is subject to Ordinance No. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

**PART 5.** This ordinance takes effect on February 17, 2020.

**PASSED AND APPROVED**

February 6, 2020

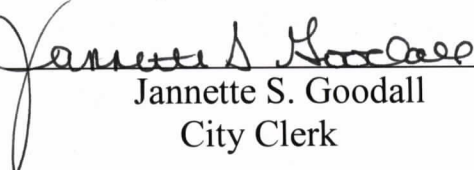
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Steve Adler  
Mayor

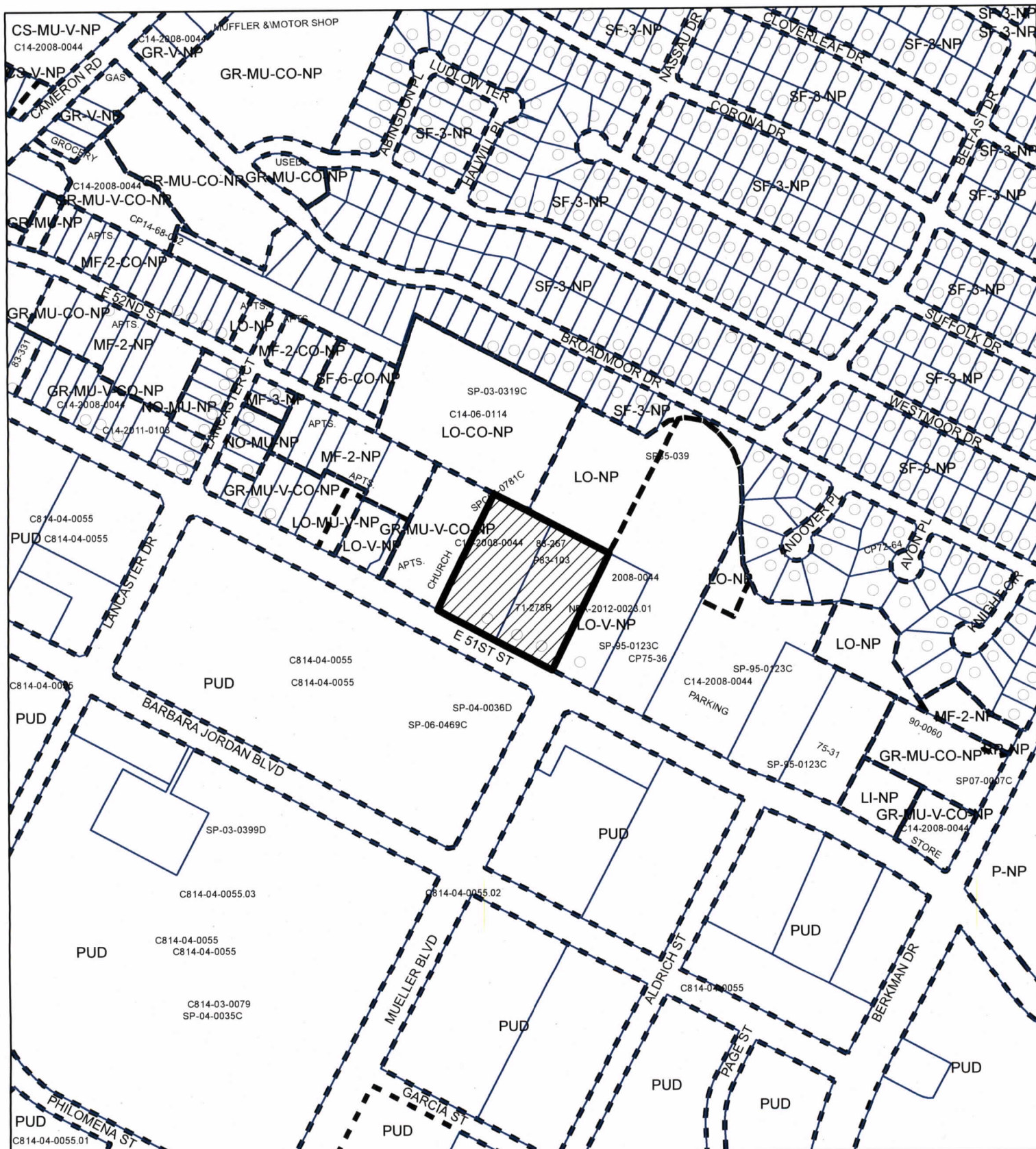
**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk





## ZONING

ZONING CASE#: C14-2019-0123

**EXHIBIT "A"**



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 9/11/2019